

**MADISON COUNTY PLANNING BOARD
MEETING MINUTES**

**Madison County Administration Building, Public Meeting Room
8/30/2021**

1. **Call to Order:** 6:06 P.M. by President Darlene Tussing.
2. **Roll Call:**
Members present: Laurie Schmidt, Pat Bradley, David Laufenberg, Steve Janzen, Darlene Tussing, Del Bieroth, Tamara Millican-Wood and Rita Owens.

Members virtual: Lincoln Roberts and Jackie Lev

Members not present: April Gerth

Staff present: Alex Hogle (Planning Director) and Michelle Schriock (Planning Clerk)

Others present:

Virtual: Beth Famiglietti (MB MT Acquisition)

3. **Minutes:**
 - July 26, 2021

MOTION: To approve July 26, 2021 minutes with corrections. Moved by Millican-Wood; seconded by Janzen. Motion carried.

4. **President's Comments:** Tussing was contacted by Les Gilman who is on the Madison County Housing Board requesting her attendance at their meeting on Friday, August 27, 2021. Tussing was unable to attend meeting. They asked if they could have more coordination between their board and the Planning Board as they have similar concerns regarding affordable housing and growth. Tussing stated that she would attend their next meeting.
5. **Opportunity for Public Comment for items not on the agenda:** Beth Famiglietti (MB MT Acquisition) summarized upcoming projects for Moonlight Basin and what they are doing to address the housing concerns.
6. **Statement of Conflict of Interest/Ex Parte Communications:** No comments.
7. **Subdivision Regulations Review Committee:** Hogle summarized memorandums from the 9th, 10th and 11th workshops with the most recent from August 5, 2021. Hogle noted how busy the Planning Department has been and the lack of staffing. He notified the Board of a new staff member, Samantha Devore, hired for the Planning Technician position. He stated he hasn't had time to write up the necessary information needed for Batch 2 to go before the Board. He asked the Board to look at the content provided at tonight's meeting and noted additional work is needed as the road standards topic is complex. Hogle noted that a standard for traffic studies is not defined well in the regulations and noted Gerth has ideas about ADT and TIS standards to potentially incorporate in the text amendment. The regulations also do not address maintenance of roads and easements. The Gallatin County regulations have been used as a guideline but some of their regulations are not applicable to Madison County. Hogle again noted the work in the Planning Department has been busy with a large number of landowner miscellaneous requests and the Department isn't only working

on subdivision work. Hogle stated a new fee schedule could be created and brought to the Commissioners after the subdivision regulations have been updated and approved. Schmidt noted that the board could work with what has been done so far with some minor changes including the word 'waterways' being replaced with 'waterbodies'. In the draft proposed, Schmidt recommended the definition of waterbodies needs to be left as it has been. Tussing asked if there is a realistic schedule to have a public hearing? Bradley noted that this work was started July 28, 2020, lots of work has been done on the text revisions to the regulations and wants to move into the review and adoption process. Discussion regarded topics remaining to be worked on, such as fees, appendices and SIAs, etc ('Batch 2'). Schmidt noted her concerns for terms used as 'issues' makes this look problematic when it isn't and the revision process shouldn't be drawn out this long. Discussion continued on moving forward with the 'Batch 1' material and some completed items from 'Batch 2', leaving road standards, RIDs, SIAs, fees, etc for an additional continuing effort. The Board would like to review current revision material in September with a plan to conduct a Public Hearing in October and forward a recommendation to the Commissioners. Batch 2 completed items could be sent via email to the Planning Board for corrections and/or changes, Schmidt will comprise the Table of Contents, Hogle will do a draft of the regulations for September in time enough for preparation of the October public hearing. Laufenberg asked if the work could be sub-contracted out to be finished. There was discussion, but Hogle said there was no need as he would be able to get it done.

8. **Monthly Report:** Bradley inquired about information on the Amended Plat for Material Change Determination YMC Lot #486B (Happy Ranch). Hogle – stated that this is a current amended plat application for the Exemption Review Board involving aggregation of properties. It was brought before the Commissioners for a determination of 'material change', and they asked the applicant to provide a detailed notice to adjoining property owners and if no concerns are raised the matter may continue to be processed as an amended plat which does not constitute a 'material change'.

Laufenberg - Regarding the BA (Boundary Adjustment) on Happy Ranch, will they be deed restricted? Hogle – No, the 'open space' far exceeds the amount of land which would be required as Parkland dedication .

9. **New Business: MDT Meeting (8/20/21):**

Hogle provided a summary of the meeting which he and Commissioner Hart attended, noting multiple MDT staff and Gallatin County planning staff were in attendance. MDT expressed concern that traffic congestion during ski season has become problematic with traffic leaving the mountain regularly coming to a standstill at the Hwy 191/Hwy 64 intersection, frequently for almost two hours. MDT expressed concern with approval of additional subdivisions in the greater Big Sky area. Noting work which has been done, MDT indicated the Hwy 191/Hwy 64 intersection has substantial constraints which can't be readily overcome with engineering and additional money, and encouraged an additional ingress/egress from the Madison Valley to be established to assist re-distributing traffic and providing a safe alternate route for the public. Hogle noted the conversation regarding use of Jack Creek Rd has been debated for decades with no clear resolution, but if it were to be made public it has broad implications on land use and development of the greater Madison Valley, and that implementing zoning would be an important matter for the county and residents to consider.

10. **Planning Board Member Reports:**

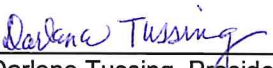
- **David Laufenberg** reported on the newly comprised Virginia City Planning Board. They've had 3 (three) meetings discussing the priorities for the town. Some topics included tourism, historical preservation and of concern is the water in Virginia City and the potential lack thereof. Also pointed out the need for more direct contact with staff of Fish, Wildlife and Parks for more comment when subdivisions are submitted.
- **Pat Bradley** shared a newspaper article from the Montana Standard August 26, 2021 about Big Sky resident seeking help in halting development. Bradley did a brief overview of the article

regarding wetlands and land in the Blue Grouse Hills subdivision. The EPA definition of wetlands and "neon-green algal bloom" on the Gallatin River for the fourth year in a row.

- **Steve Janzen** said he would email the board about Darrell Ehrich's great web site info@DailyMontanan.com. Article Entitled: Housing prices continue climbing in urban/rural Montana. He discussed zoning, subdivision review and watching for impacts. He also mentioned that the town of Twin Bridges is also looking at zoning.

11. Adjournment:

The meeting was adjourned at 9:27 p.m.



Darlene Tussing, President



Michelle Schriock, Secretary

